

Information Sheet

Detached Accessory Structures

Types of Accessory Structures:

All accessory structures erected must comply with the provisions of the Zoning Ordinance concerning location, size, and use. The following are examples of detached accessory structures: (this is not an all inclusive list)

Storage buildings, detached garages, carports, fireplaces, wood sheds, gazebos, tree houses, greenhouses, playhouses, pool bath houses, skateboard platforms, covered animal enclosures, playground equipment, barns, stables, riding rings, etc.

Pergolas, trellises and arbors eight (8) feet or less are not considered accessory structures, but a permit is required prior to construction.

Permits:

1. Building permits must be obtained prior to erecting accessory structures.
2. Building permit applications are processed and approved at the Department of Economic and Community Development, 1920 S. Germantown Road, between 8:00 a.m. and 4:45 p.m. daily, except weekends and holidays. The building permit is issued by the Memphis/Shelby County Building Department, 6465 Mullins Station Rd., Memphis, TN.
3. Applicants must provide:
 - a. A copy of the lot survey (plat) or a sketch of the lot with dimensions.
 - b. The distance in feet the structure will be located from the principal building and the rear and nearest side property line.
 - c. Length, width and height of the structure being erected on the lot and location of any other existing structure's on the lot.
 - d. When the cost of the structure being constructed exceeds \$3000, the contractor doing the work must possess either a TN General Contractor License or a TN Home Improvement License. When the cost of the construction exceeds \$25,000, the contractor must possess a TN General Contractor License. When applying for a permit, please provide the name, address, telephone number and license number of the contractor doing the work. This information is not required when the homeowner is doing the work.

Permit Fees for Accessory Structures:

1. 400 square feet or less - \$31.66
2. 401 square feet to 800 square feet - \$58.33.
3. Over 800 square feet, 5 cents per square foot. Must add 33.33% to square foot cost and \$5.00 data processing and surcharge fee.
4. Permit fees are payable to Memphis/Shelby County Building Department for the above items. (Permit fees are subject to change). Please bring a blank check with you to the Department of Economic and Community Development. Approved applications will be mailed to the Memphis/Shelby County building department or they can be hand carried by the applicant.

Location, Size and Use Restrictions for Accessory Structures:

1. Accessory structures cannot extend beyond the front line of the principal building. (See special notes for double frontage lots).
2. Accessory structures cannot extend into the **required side yard setback**. (Area within 10 feet of side property lines between the front line of the principal building and the rear line of the principal building on R, R-1, R-2 and R-3 lots. On RE and RE-1 lots the **required side yard setback** is the area within 25 feet of the side property lines between the front line of the principal building and the rear line of the principal building).
3. Accessory structures 8 feet tall (8') or less must be located a minimum of three feet six inches (3'6") from the rear and side property lines and cannot be located within an easement. If the structure is more than eight feet tall (8') it must be a minimum of the height of the structure away from the rear and side property lines and cannot be located within a recorded easement or within the required side yard setback.
4. Any structure constructed in an easement is subject to removal for utility work with no compensation to property owners.

Minimum Distance Structures Must Be Located	R, R-1, R-2, R-3, RE, RE-1
a. Side yard between the front and rear building lines of the principal building.	A distance equal to the height of the building, but not closer than 10 ft. from the side property line in R, R-1, R-2 and R-3 and 25 ft, from the side property line in RE and RE-1. Structure may not be located in a recorded easement.
b. Rear property line and side property line beyond the rear line of the principal building.	Structures 8 ft. or less can be a minimum of 3 ft. 6 in. from the rear and side property lines. Structures more than 8 ft. must be at least the height of the structure away from the rear and side property lines.

Accessory Structure Size Limitations:

R, R-1, R-2, R-3

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| a. Maximum height | 20 ft. |
| b. Percentage of required rear yard area that accessory building may cover | 25% |

Accessory Structure Size Limitations:

RE, RE-1

- | | |
|---|--------|
| a. Maximum height | 35 ft. |
| b. Percentage of required rear yard area that accessory building may cover. | 10% |

Accessory Structure Use:

1. Accessory structures cannot be used for habitable or abode purposes.
2. Accessory structures cannot be erected on vacant lots.

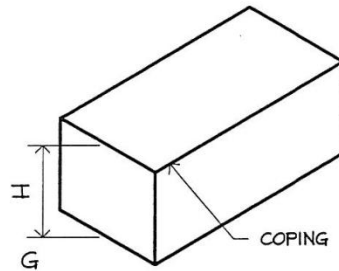
Special Notes:

1. **Corner and Triple Frontage Lots:** The front and side(s) of the principal building that are adjacent to and face the intersecting street(s) are classified as front lines of the building.
2. **Double Frontage Lots:** Both sides of the principal structure that are adjacent to and face the nonintersecting streets are classified as front lines of the building.
3. Corner, double frontage and triple frontage lots have two or more required front yards. The yards adjacent to all streets are classified as front yards. Structures cannot be located in any portion of the front yards except when approved by the Board of Zoning Appeals.
4. Property owners are responsible to check with subdivision restrictive covenants. Covenants may be more restrictive than the City's ordinance. The City does not enforce covenants.
5. Any conflicts between this Information Sheet and the Germantown Zoning Ordinance will be resolved in favor of the Zoning Ordinance.

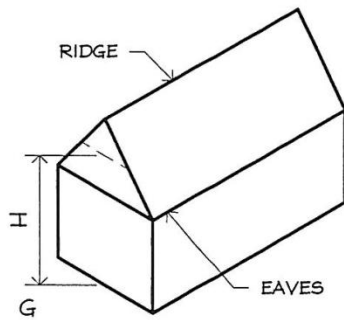
If you have any questions, please call Code Enforcement at 757-7263.

Building Height: The vertical distance as measured from the finished grade at the front line of the building to the highest point of the coping of a flat room, or the deck line of a mansard roof, or the mean height level between eaves and ridge for gable, hip, and gambrel roofs.

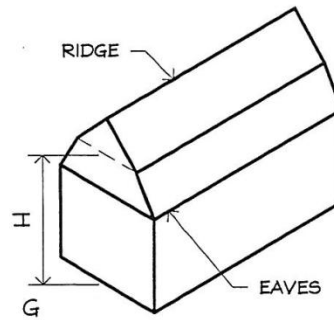
ILLUSTRATION



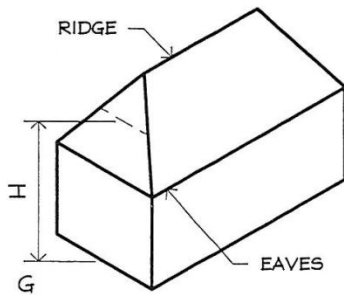
FLAT ROOF



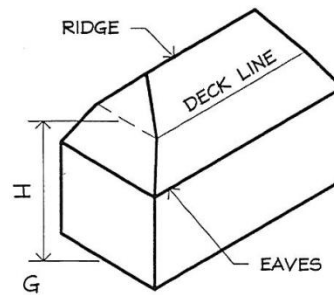
GABLE ROOF



GAMBREL ROOF



HIP ROOF



MANSARD ROOF

LEGEND

H = HEIGHT OF BUILDING
G = GRADE